



Brownfields Cleanup Revolving Loan Fund Pilot *Charleston, SC*

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

Charleston's Federal Enterprise Community (EC) comprises a 7.3-square mile area located north of historic Charleston in the "Neck" of the City. The EC once contained phosphate fertilizer plants and industrial activities dating back to the 1880s. Despite the presence of soil contamination and abandoned buildings, the area has high potential for redevelopment due to its existing infrastructure and proximity to transportation.

Charleston's BCRLF will target the EC which is made up of 19 neighborhoods and contains over 30 brownfield sites. Over 40 percent of EC residents live in poverty and over 20 percent of its households receive public assistance. To date, the City has invested more than \$14 million in two EC brownfield projects: the South Carolina Aquarium and the Enterprise/MUSC Neighborhood Health Clinic. Charleston is a Brownfields Assessment Pilot.

BCRLF OBJECTIVES

Charleston's BCRLF will be used to help advance both public and private revitalization efforts in the EC. It is hoped that the EC will become a thriving corridor between the Cities of North Charleston and Charleston,

PILOT SNAPSHOT



Charleston, South Carolina

Date of Announcement:
May 2000

Amount: \$500,000

BCRLF Target Area:
Charleston's Enterprise
Community

Contacts:

Department of Housing and
Community Development
(843) 724-3766

Region 4 BCRLF
Coordinator
(404) 562-9969

Visit the EPA Region 4 Brownfields web site at:
www.epa.gov/region04/waste/brown/index.htm

For further information, including specific Pilot contacts, additional
Pilot information, brownfields news and events, and publications
and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields>

where commercial, manufacturing, and distribution facilities mixed with recreational/open spaces will promote community redevelopment. Initial loans will target properties assessed under the Brownfields Assessment Pilot.

FUND STRUCTURE AND OPERATIONS

The City of Charleston's Department of Housing and Community Development will serve as lead agency. The fund manager will be the Charleston Citywide Local Development Corporation. The administrative point of contact for site management will be Charleston's EC Coordinator. Loans are expected to range between \$50,000 and \$300,000.

LEVERAGING OTHER RESOURCES

The City will examine the use of tax increment financing, bonds, US Department of Housing and Urban Development Section 108 loans, and US Department of Commerce Economic Development Administration funds. The City also has grants available, derived from its Community Development Block Grant, that can provide \$5,000 to \$10,000 to new businesses locating in the EC. Additional incentives may be provided by the Charleston Naval Complex Redevelopment Authority to encourage port-related support industries to locate in the industrial park and the National Oceanic and Atmospheric Administration's funding to coastal states for brownfield redevelopment as part of waterfront revitalization efforts.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.
